70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

City of Barrie

Final - Final
Affordability Committee

Wednesday, June 12, 2024 | **6:00 PM** | **Council Chambers**

AFFORDABILITY COMMITTEE REPORT
For consideration by General Committee on August 14, 2024.

The meeting was called to order by the Chair, Councillor, J. Harris, 6:06 p.m. The following were in attendance for the meeting:

Present: 4 - Mayor, A. Nuttall
Deputy Mayor, R. Thomson
Councillor, C. Nixon
Councillor, J. Harris

ALSO PRESENT:
Councillor, C. Riepma
Councillor, AM. Kungl
Councillor, A. Courser
Councillor, S. Morales
Councillor, B. Hamilton.

STAFF:
Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Deputy City Clerk, T. Macdonald
Director of Corporate Facilities, R. Pews
Director of Economic and Creative Development, S. Schlichter
Executive Director of Development Services, M. Banfield
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Legislative Coordinator, T. Maynard
Manager of Strategic Initiatives, Policy and Analysis, J. Roberts
Planner, L. Munnoch
Senior Policy Advisor and Special Projects Coordinator, E. Chappell
Service Desk Generalist, K. Kovacs.

The Affordability Committee met for the purpose of two Public Meetings at 6:08 p.m.

Councillor Harris advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Reports regarding the applications were advised to sign the appropriate notification forms required by the Legislative and Court Services Department. Councillor Harris confirmed with the Executive Director of Development Services that notification was conducted in accordance with the Planning Act.

The Affordability Committee met and reports as follows:

SECTION "A"

COMMUNITY IMPROVEMENT PLAN RESPECTING HERITAGE PROPERTIES CITY-WIDE (FILE: D18-002-2024)

Liam Munnoch, a Planner from the Development Services Department, advised that the purpose of the Public Meeting is to review the proposed City-Wide Community Improvement Plan (CIP) intended to replace the existing City of Barrie CIP with a separate CIP for heritage properties.

Liam Munnoch discussed slides concerning the following topics:

- The background and purpose of a new Conservation of Build Heritage CIP Program;
- The criteria to be a designated heritage property;
- The objectives of a separate CIP for heritage properties;
- An overview of the CIP and the program;
- The program funding considerations; and
- The next steps in the process.

Members of Committee asked a number of questions to City staff and received responses.

VERBAL COMMENTS:

No verbal comments were provided at the meeting.

WRITTEN CORRESPONDENCE:

1. Correspondence from Su Murdoch dated June 2, 2024.
2. Correspondence from Bell Canada dated June 3, 2024.

APPLICATION FOR ZONING BY-LAW AMENDMENT - 20 ROSE STREET (FILE: D30-006-2024) (WARD 2)

Rachelle Hamelin, Program Supervisor, County Social Housing Department and Brad Spiewak, Director of Social Housing, County of Simcoe advised that the purpose of the Public Meeting is to review an application for a proposed Zoning By-law Amendment for lands known municipally as 20 Rose Street.

Ms. Hamelin discussed slides concerning the following topics:

- The background of the Simcoe County Housing Corporation (SCHC);
- The site context of the subject lands;
- A summary of the proposed development;
- The existing land use designation and zoning for the subject site;
- The purpose of the proposed zoning by-law amendment;
- An overview and architectural drawing of the proposed site plan;
- An articulation of the building and the site design for the development; and
- The rationale for the proposed development.

Michelle Banfield, Executive Director of Development Services, provided an update concerning the application's status. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield commented on the public's concerns, which will be addressed in the staff report, and the anticipated timelines staff will report back on the proposed application.

VERBAL COMMENTS:

1. **Justin Rancourt, 37 Agnes Street**, addressed his concerns with the proposed development, including the need for better communication between residents, the County, and the City, security issues in the neighbourhood related to frequent break-ins of cars and houses, theft of vehicles, tools, and other items, the reporting of criminal activity to Barrie Police Service with little response, and ongoing issues with homelessness in the area. He commented that the issues would increase if these concerns and ongoing issues were not addressed before the new development. Mr. Rancourt questioned how to mitigate the problems in that area.

   Mr. Rancourt discussed concerns with the Traffic Study associated with the application regarding the closure of Rose Street and becoming a dead-end street. He commented that Rose Street is a regular route people use to reach the hospital, Georgian College, Bayfield Street, and other areas in the neighbourhood. He remarked that the Rose Street closure will increase traffic on Peel Street, Grove Street, and surrounding streets and that he believes the infrastructure in this area will not support the increase in traffic.

Mr. Rancourt further discussed his concerns about the large number of proposed high rises, the lack of green spaces and community gardens, and the proposed zoning by-law amendment doubling the height of the building from its current zoning.

In conclusion, Mr. Rancourt spoke about the residents in the area feeling dismissed because their concerns were not addressed as part of the public process.

2. **David Grey, 34 Agnes Street,** addressed his concerns about the proposed development, including the current traffic issues and the increase that will occur if Rose Street is closed. He commented that some streets have only one sidewalk or no sidewalks, pedestrian safety concerns walking and accessing schools in the area, fires at the homeless campsite, security issues with people cutting through backyards, stolen vehicles, and house and car break-ins.

3. **Don Ullman, 41 Ottaway,** expressed his concerns about how the County and the City have handled the homelessness in this area for several years and how he felt both have failed to represent its citizens and the public. He discussed the high costs of the proposed development, which is not affordable housing, and concerns with the City regarding safety and livability.

WRITTEN CORRESPONDENCE:

1. Correspondence from Citizens Completely Unrepresented dated May 23, 2024.

2. Correspondence from Evelyn Reid dated June 7, 2024.

3. Correspondence from Don Ullman dated June 12, 2024.

The Affordability Committee met and reports as follows:

SECTION "B"

PRESENTATION FROM JOHN DIMICHELE, CHIEF EXECUTIVE OFFICER OF THE TORONTO REGIONAL REAL ESTATE BOARD (VIRTUAL)

The presentation will be rescheduled to a future Affordability Committee meeting.

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED MAY 28, 2024.

The Report of the Heritage Barrie Committee dated May 28, 2024, was received.

ADJOURNMENT

The meeting adjourned at 7:04 p.m.

CHAIRMAN